

LOT OWNERS

(WITHIN 200 FT OF SITE)

BLOCK 117 – LOT 4
KEENAN, JAMES & DEBORAH
15 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 15 OAK HILL ROAD

BLOCK 117 – LOT 5
SCHROEDER, GEORGE & MARIANNA
17 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 17 OAK HILL ROAD

BLOCK 117 – LOT 6
SOLITS, KEVIN J. & STACY L.
19 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 19 OAK HILL ROAD

BLOCK 117 – LOT 7
PECKHAM, MATTHEW H.
21 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 21 OAK HILL ROAD

BLOCK 117 – LOT 8
EISENHARDT, ROBERT D. & CAROL
23 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 23 OAK HILL ROAD

BLOCK 117 – LOT 9
THOMPSON, DOUGLAS/JOAN
25 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 25 OAK HILL ROAD

BLOCK 117 – LOT 10
STEPHAN, KARL A. & PATRICIA C.
27 OAK HILL ROAD
CHATHAM, NJ 07928
RE: 27 OAK HILL ROAD

BLOCK 121 – LOT 6
MARICONDA, PELLEGRINO & KELLY
1 ABERDEEN ROAD
CHATHAM, NJ 07928
RE: 1 ABERDEEN ROAD

BLOCK 121 – LOT 7
FINKLESTEIN, ALEX 7 GURANO, KATE
3 ABERDEEN ROAD
CHATHAM, NJ 07928
RE: 3 ABERDEEN ROAD

BLOCK 121 – LOT 8
EAGER, ROBERT J. 7 CYNTHIA F.
5 ABERDEEN ROAD
CHATHAM, NJ 07928
RE: 5 ABERDEEN ROAD

BLOCK 122 – LOT 1
ROMANO, TIMOTHY & TINA
2 OVERLOOK ROAD
CHATHAM, NJ 07928
RE: 2 OVERLOOK ROAD

BLOCK 122 – LOT 2
MC DONOUGH, KEVIN & MATTIA
4 OVERLOOK ROAD
CHATHAM, NJ 07928
RE: 4 OVERLOOK ROAD

BLOCK 122 – LOT 3
CENSULLO, ANTHONY & DEANNA
6 OVERLOOK ROAD
CHATHAM, NJ 07928
RE: 6 OVERLOOK ROAD

BLOCK 122 – LOT 4
FALLA, ROBERT A. & KERRY K.
8 OVERLOOK ROAD
CHATHAM, NJ 07928
RE: 8 OVERLOOK ROAD

BLOCK 122 – LOT 5
KELLY, ROBERT E. III & JESSICA T.
1 WARWICK ROAD
CHATHAM, NJ 07928
RE: 1 WARWICK ROAD

BLOCK 122 – LOT 6
RABOY, KETH A. & ALEXANDRA M.
3 WARWICK ROAD
CHATHAM, NJ 07928
RE: 3 WARWICK ROAD

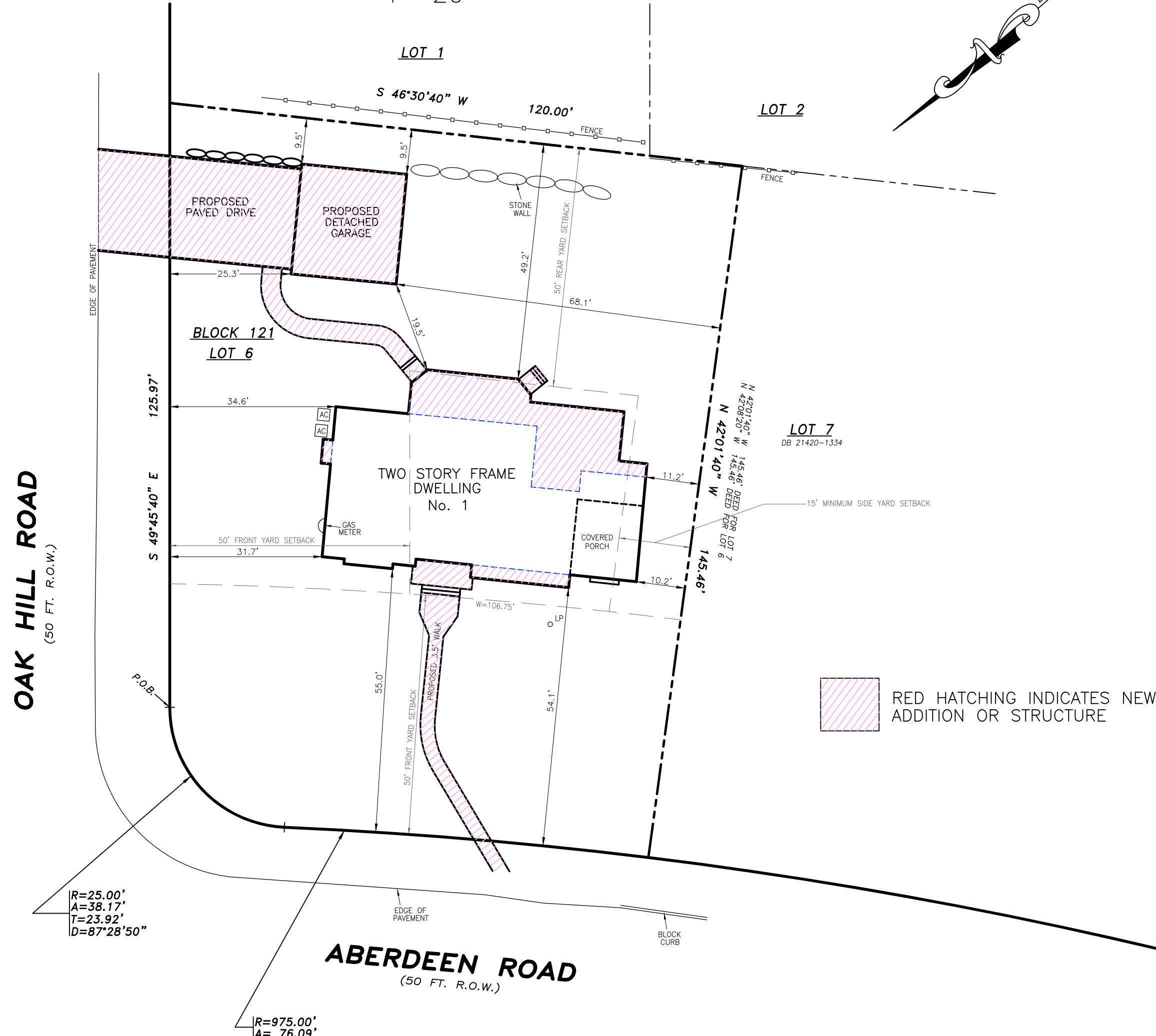
BLOCK 122 – LOT 7
HABERMAN, JACK & ROSENBERG, STEPHANIE
5 WARWICK ROAD
CHATHAM, NJ 07928
RE: 5 WARWICK ROAD

DIMENSION PLAN

0 5' 10' 15' 20' 25' 50' 100'

GRAPHIC SCALE

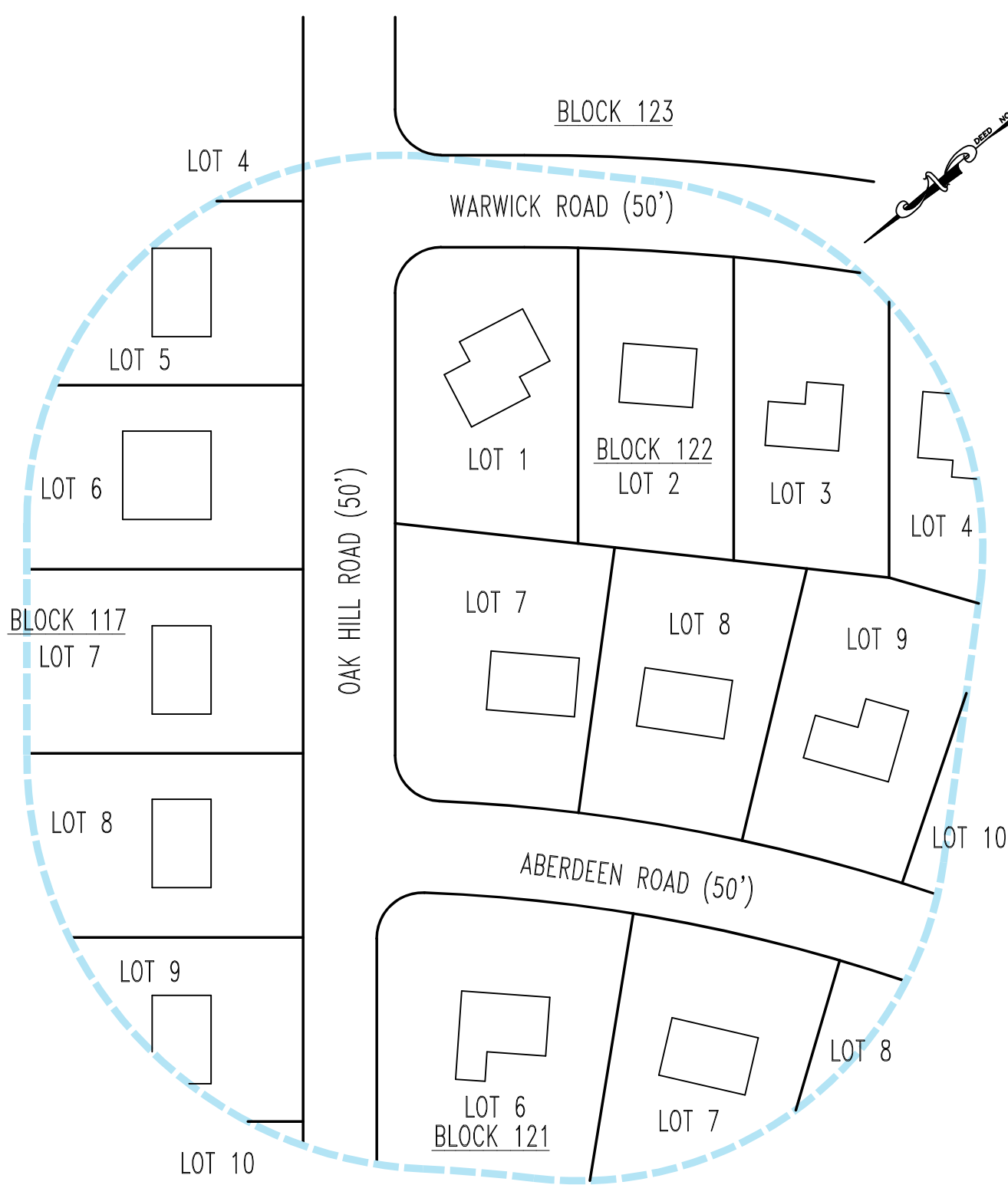
1"=20'



RED HATCHING INDICATES NEW ADDITION OR STRUCTURE

LOT GRADING AND VARIANCE PLAN

1 ABERDEEN ROAD
LOT 6 IN BLOCK 121



200 FT RADIUS MAP

SCALE: 1"=200'±

HOUSE LOCATIONS APPROXIMATE AS SHOWN ON GOOGLE MAP WEBSITE

APPROVAL RESOLUTION BOA –

OWNER	
I HEREBY CONSENT TO THE FILING OF THIS SITE PLAN WITH THE TOWNSHIP OF CHATHAM	
DATE	KELLY MARICONDA
DATE	PELEGRINO MARICONDA

CHATHAM TOWNSHIP ZONING BOARD	
DATE	BOARD CHAIRMAN
DATE	BOARD SECRETARY

ENGINEER	
I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION	
DATE	ENGINEER

GENERAL NOTES:

- PROPERTY KNOWN AS LOT 6 IN BLOCK 121 ON THE CURRENT TAX MAPS OF THE TOWNSHIP OF CHATHAM, SHEET NO. 57 (DATED 1/1990).
- PROPERTY KNOWN AS LOT 6 IN BLOCK H ON A MAP ENTITLED, OAKWOOD HILL SECTION OF NOE FARMS ESTATES, AND RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON NOVEMBER 7, 1941 AS MAP NO. 1047.
- BEING MORE COMMONLY KNOWN AS 1 ABERDEEN ROAD, TOWNSHIP OF CHATHAM, N.J.
- BEING THE SAME PREMISES DESCRIBED IN A DEED RECORDED IN THE MORRIS COUNTY CLERK'S OFFICE ON JULY 16, 2014 IN DEED BOOK 22560 AT PAGE 1689.
- SUBJECT TO A DEED RESTRICTION PROHIBITING ANY DEMOLITION, RAZING OR OTHER ODICTIONS OF THE HOME FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF THE CLOSING.
- PROPERTY CONTAINS 16,003 SF OR 0.37 ACRES (MORE OR LESS)
- PROPERTY SITUATED IN RESIDENTIAL ZONE R-3 ON THE CURRENT ZONING MAP DATED 10/2016.
- PROPERTY SITUATED IN FLOOD ZONE X (UNWATCHED) ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF CHATHAM, N.J. (PANEL 4 OF 6) ON MAP 340504-0006-C DATED JULY 19, 2001.
- THE SETTING OF PROPERTY CORNER MARKERS WAS NOT INCLUDED IN THE SCOPE OF SERVICES OBTAINED IN A CONTRACTUAL AGREEMENT WITH THE OWNER OF THE PROPERTY (P & K MARICONDA) PURSUANT TO N.J.A.C. 13:40-5.1(d) AND P.L. 2003, c.14(N.J.S.A. 45:8-36.3).
- THIS PLAN IS SUBJECT TO SUCH FACTS AS AN ACCURATE TITLE SEARCH MAY DISCLOSE, SUBJECT TO EASEMENTS OF RECORD. THIS PLAN DOES NOT CONSTITUTE A TITLE SEARCH BY ENSURPLAN, INC. A TOPOGRAPHIC SURVEY OF THE PROPERTY WAS PREPARED BY ENSURPLAN, INC. ON 09/25/2018 UNDER THE DIRECTION OF NANCY J. SCOTT, P.L.S. NJ LICENSE NUMBER GS35875.
- UTILITY LOCATIONS ARE APPROXIMATE AND SHOWN FOR PLANNING PURPOSES ONLY. THE CONTRACTOR MUST CONTACT THE NEW JERSEY ONE CALL SYSTEM FOR ACCURATE MARK-OUTS.

ZONING REQUIREMENTS: RESIDENTIAL DISTRICT R-3

	ZONE R-3	EXISTING	PROPOSED	VARIANCE ?
LOT AREA	20,000 SF	16,003 SF(0.37 AC)	NO CHANGE	YES/EXISTING
LOT FRONTAGE	90 FT	76.09 FT	NO CHANGE	YES/EXISTING
LOT WIDTH (AT SETBACK)	100 FT	106.75 FT	NO CHANGE	NO
MINIMUM LOT DEPTH	200 FT	145.46 FT	NO CHANGE	YES/EXISTING
PRINCIPAL BUILDING FRONT YARD:	50 FT	52.2 FT/31.7 FT	54.1 FT/31.7 FT	YES/EXISTING
PRINCIPAL BUILDING AVG. SETBACK:	N/A	52.2 FT/31.7 FT	54.1 FT/31.7 FT	N/A
PRINCIPAL BUILDING SIDE YARD (MIN)	15 FT	10.2 FT	10.2 FT	YES/EXISTING
PRINCIPAL BUILDING SIDE YARD (TOTAL)	30%/65 FT	41.9 FT	41.9 FT	YES/EXISTING
PRINCIPAL BUILDING REAR YARD	50 FT	58.6 FT	49.2 FT	YES
MAXIMUM LOT COVERAGE	5200 SF	3463 SF	4000 SF	NO
MAXIMUM BUILDING COVERAGE	2360 SF	1768 SF	2423 SF	YES ***
MAXIMUM FLOOR AREA **	N/A	-	4224 SF	NO
MAXIMUM FLOOR AREA % **	N/A	-	26.4%	NO
MAXIMUM BUILDING WIDTH **	70 FT	-	66.67 FT	NO
MAXIMUM BUILDING HEIGHT **	2 1/2 STY/35 FT	2 STORY	2 STORY	NO
MAXIMUM BUILDING HEIGHT **	2 1/2 STY/35 FT	35 FT	32.29 FT	NO
DETACHED GARAGE FRONT YARD:	50 FT	-	25.3 FT	YES ****
DETACHED GARAGE SIDE YARD:	15 FT	-	68.1 FT	NO
DETACHED GARAGE REAR YARD:	50 FT	-	9.5 FT	YES
DETACHED GARAGE COVERAGE:	500 SF	-	500 SF	NO
DETACHED GARAGE HEIGHT:	1 STY/18 FT	-	16 FT	NO
DISTANCE BETWEEN BUILDINGS:	10 FT	-	19.5 FT	NO
STEEP SLOPE DISTURBANCE:				
30-96.24.G.1 (4) GREATER THAN 25%	500 SF ALLOWED DISTURBANCE	14 SF	NO	
30-96.24.G.2 (3) 20%-25%	1,000 SF ALLOWED DISTURBANCE	150 SF	NO	
30-96.24.G.3 (2) 15%-20%	3,500 SF ALLOWED DISTURBANCE	231 SF	NO	

- * COVERAGE CALCULATIONS BASED ON LOT AREA TO R.O.W. LINE.
- ** PER ARCHITECTURAL PLAN PREPARED BY WELLSCH ARCHITECTS.
- *** MAIN DWELLING COMPLIES WITH 2,360 SF HOWEVER FRONT PORCH ADDS ADDITIONAL 63 SF BUILDING COVERAGE
- **** IN LINE WITH PRINCIPAL DWELLING SETBACK ON LOT 1

COMBINED SIDE YARD SETBACK:

COMBINED SIDE YARD = 30% OF LOT WIDTH
LOT WIDTH AT R.O.W. (ABERDEEN) = 76.09'
LOT WIDTH AT SETBACK (ABERDEEN) = 106.75'

COMBINED SIDE YARD = 106.75' x 0.30
COMBINED SIDE YARD = 32.03'
USE: 65.00' (MIN. F.Y. SETBACK + MIN S.Y. SETBACK)

MAXIMUM BUILDING COVER CALCULATIONS:

FOR LOTS WITH AREAS OF 10,000 SF OR MORE:
2000 SF + 6% OF LOT AREA OVER 10,000 SF

AREA OF LOT 6 = 16,003 SF
2000 SF + 0.06(16,003 SF - 10,000 SF)
2000 SF + 360.18 SF
2360.18 SF

MAXIMUM BUILDING COVER = 2360 SF

MAXIMUM IMPERVIOUS (LOT) COVER CALCULATIONS:

FOR LOTS WITH AREAS OF 10,000 SF OR MORE:
4000 SF + 20% OF LOT AREA OVER 10,000 SF

AREA OF LOT 6 = 16,003 SF
4000 SF + 0.20(16,003 SF - 10,000 SF)
4000 SF + 1200.6 SF
5200.6 SF

MAXIMUM IMPERVIOUS COVER = 5,200 SF

BUILDING HEIGHT:

AVERAGE GRADE = 359.2 FT (SEE SHEET 2)
HEIGHT FF TO PEAK = 30.29 FT
FF (361.2) + DISTANCE FF TO PEAK (30.29) = 391.49 FT
HEIGHT(391.49) - AVERAGE GRADE (359.2) = 32.29 FT
BUILDING HEIGHT = 32.29 FT

VARIANCES:

EXISTING NON-CONFORMITY:

- LOT AREA
- LOT FRONTAGE (ABERDEEN ROAD)
- SIDE YARD SETBACK
- LOT DEPTH
- FRONT YARD SETBACK (OAK HILL ROAD)
- COMBINED SIDE YARD SETBACK

PRINCIPAL BUILDING VARIANCES REQUESTED:

- REAR YARD SETBACK

ACCESSORY STRUCTURE VARIANCES REQUESTED:

- FRONT YARD SETBACK
- SIDE YARD SETBACK

SHEET INDEX:

- COVER SHEET
- LOT GRADING
- DETAILS

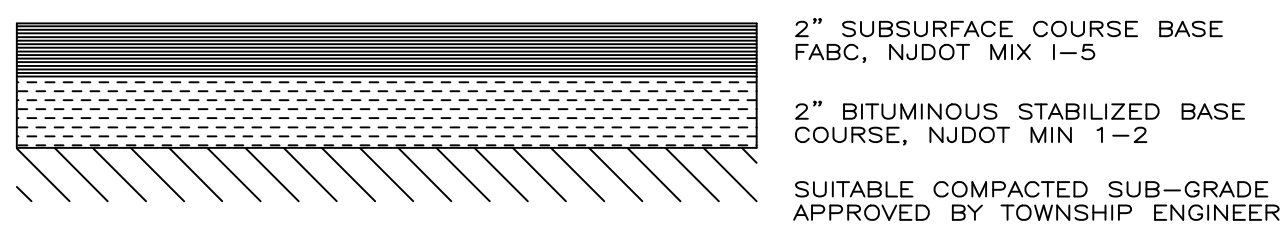
OWNER & APPLICANT:

PELEGRINO & KELLY MARICONDA
1 ABERDEEN ROAD
CHATHAM, NJ 07928
973-900-0362

Revision Table:	
3) 07-14-2020: REVISE GARAGE LOCATION TO MATCH ARCHITECTS PLAN	
2) 02-19-2020: REMOVE SHED AND SLATE WALK	
1) 11-15-2019: REVISE WALKWAYS	
0) 08-16-2019 INITIAL ISSUE	
 WILLIAM S. SCOTT, P.E. Professional Engineer N.J. License No. GE44863	
ENGINEERING SURVEYING PLANING ENSURPLAN INC. (Certificate of Authorization No. 240A27997700) P.O. BOX 4304, WARREN, N.J. 07059 172 WASHINGTON VALLEY RD., SUITE 1, WARREN, N.J. Tel: 732-468-0400 Fax: 732-468-0466	
VARIANCE PLAN FOR MARICONDA FAMILY LOT 6 IN BLOCK 121 (ZONE R-3) SITUATED IN THE TOWNSHIP OF CHATHAM MORRIS COUNTY, NJ	
SCALE: 1"=20'	ORDER: E-10627
DATE: 08-16-2019	FILE: 29494
1	
3	

SCALE: 1"=20'	ORDER: E-10627	2 3
DATE: 08-16-2019	FILE: 29494	

3. All soil erosion and sediment control practices on this plan will be constructed in accordance with the "New Jersey Standards for Soil Erosion and Sediment Control" and will be in place prior to any soil disturbance or in their proper sequence, and maintaining until permanent protection is established.
4. Cationation Township will be notified 72 hours prior to any land disturbance.
5. During and after construction, the owner will be responsible for the maintenance and upkeep of the drainage structures, vegetative cover, and any other measures deemed appropriate by the Township.
6. A crushed stone vehicle wheel cleaning blanket will be installed at the entrance to construction areas. The blanket will be made of crushed stone will be composed of 2 1/2" crushed stone, will be at least 18" deep and the width of the exit roadway or driveway, and will be properly maintained.
7. All paved roadways must be kept clean at all times.
8. All new roadways and driveways will be treated with a suitable subbase upon establishment of final grade elevations.
9. Disturbed areas shall be maintained in a rough graded condition and temporarily seeded and mulched until proper weeder conditions exist for the establishment of permanent vegetative cover.
10. All soil stabilization for a period of greater than 30 days will be temporary.
11. Stockpiles shall not be located within 50 feet of floodplain, slope, drainage facility, or roadway. All stockpile basins shall be protected by a hay bale barrier or sediment fence.
12. Immediately following initial disturbance or rough grading, all critical areas within thirty (30) days shall be stabilized by seeding in combination with straw mulch or suitable cover, at a 2 ton/acre rate, according to State Standards.
13. Temporary Stabilization – Any disturbed area that will be left exposed for more than thirty (30) days shall be stabilized by construction activities shall immediately be stabilized upon disturbance by applying the following:
 - a) Ground Limestone at a rate of 90 lbs. per 1000 sq. ft. with straw mulch at a rate of 2 tons per 1000 sq. ft. using a 10–20–20 analysis or an equivalent worked into the soil surface to a depth of 4".
 - c) Seed shall be Annual Ryegrass applied at not less than 1 lb. per 1000 sq. ft.
 - d) Straw mulch shall be applied with unrattled soil hay or small grain straw at a rate of 90 lbs. per 1000 sq. ft. according to the NJ standard. Mulch shall not be ground into short pieces and in no case shall be more than 3 days old between seeding and mulching.
 - e) The seed and mulch will be applied with a liquid mulch binder applied at a rate of 1 gal./1000 sq. ft. or by approved methods (e.g. peg and netting, mulch netting).
14. Between October 1 and March 1 and when the season prohibits temporary seeding or when the season prohibits permanent seeding for immediate landscaping, applying the aforementioned items "d)" and "e)" will be adequate.
15. Seeding Dates: The following are recommended seeding dates for the following types of seed:
 - a) SPRING: (March 1 – May 15)
 - b) FALLING: (August 15 – October 1)
16. Permanent vegetative cover is to be established on exposed areas where temporary seeding or seedling is not permanent vegetation. The following items applied at the designated rates:
 - a) Line shall be applied at 90 lbs. per, 1000 sq. ft. consisting of ground limestone incorporated into the top 4" of topsoil. The seed shall be applied at 1 lb. per 1000 sq. ft. 10–20–20 analysis incorporated into the top 4" of topsoil.
 - b) Line shall be 25 lbs. per 1000 sq. ft. of Kentucky Bluegrass, 15 lbs. per acre of Red Fescue, Spreading Fescue at 15 lbs. per acre, and 10 lbs. per acre of Perennial Ryegrass.
 - c) The seed shall be incorporated into the top 4" of topsoil and decrease Kentucky Bluegrass at 10 lbs. per acre.
 - d) Straw mulch shall be applied with unrattled soil hay or small grain straw at a rate of 90 lbs. per 1000 sq. ft. according to the NJ standard. Mulch shall not be ground into short pieces and in no case shall be more than 3 days old between seeding and mulching.
 - e) The seed and mulch will be applied with a liquid mulch binder applied at a rate of 1 gal./1000 sq. ft. or by approved methods (e.g. peg and netting, mulch netting).
16. Maximum side slopes of all exposed surfaces shall not exceed 3:1 unless otherwise approved by the Township.
17. The site shall, at all times, be graded and maintained such that all water runs down slopes, and that erosion and sediment control is maintained.
18. All dewatering operations must discharge directly into a sediment filter area. The sediment filter shall be composed of a suitable filter fabric for the discharge.
19. All sedimentation structures will be inspected and maintained on a regular basis.
20. All storm drain inlets shall be protected with gravel filters to prevent entry of sediment caused by runoff water until vegetation and/or paving is established.
21. All storm drainage outlets will be stabilized as required before the discharge points become operational.
22. All trees to remain after construction are to be protected with tree protection approved by the Township.
23. The Township may request additional measures to those specific on or off site to protect the environment during construction.
24. Sequence of Construction must be modified for each minor project (e.g.):
 - a) Install vehicle wheel cleaning blanket and inlet protection.
 - b) Erosion control fence.
 - c) Erosion control silt pile.
 - d) Strip and stockpile soil.
 - e) Construct site improvements.
 - f) Provide temporary stabilization if required.
 - g) Provide permanent stabilization.
 - h) Remove temporary fence, inlet protection and other soil erosion controls.
25. A copy of the Soil Erosion and Sediment Control Plan must be on-site at all times and made available to a Township representative during inspection.



NOTE:
SEED IMMEDIATELY
AFTER STOCKPILING

DOWNGRADE

SILT FENCE(SEE DETAIL)

D

TYPICAL TOPSOIL STOCKPILE
N.T.S.

The diagram illustrates a cross-section of a wall footing. On the left, a hatched area represents the 'BUILDING FOUNDATION'. The footing is a rectangular structure. A circular pipe, labeled '4" SCH 40 PVC INSTALLED AT 1% MIN', passes through the center of the footing. The dimensions are as follows: the footing is 8" MIN high and 6" MIN wide. The pipe has an outer diameter of 6" MIN. The distance from the center of the pipe to the inner face of the footing is 4" MIN. The footing is embedded in the ground, with 'BACKFILL WITH SOIL FREE OF LARGE ROCKS' indicated on the right side. The ground surface is labeled 'GRADE'. The footing is shown with a 1% slope.

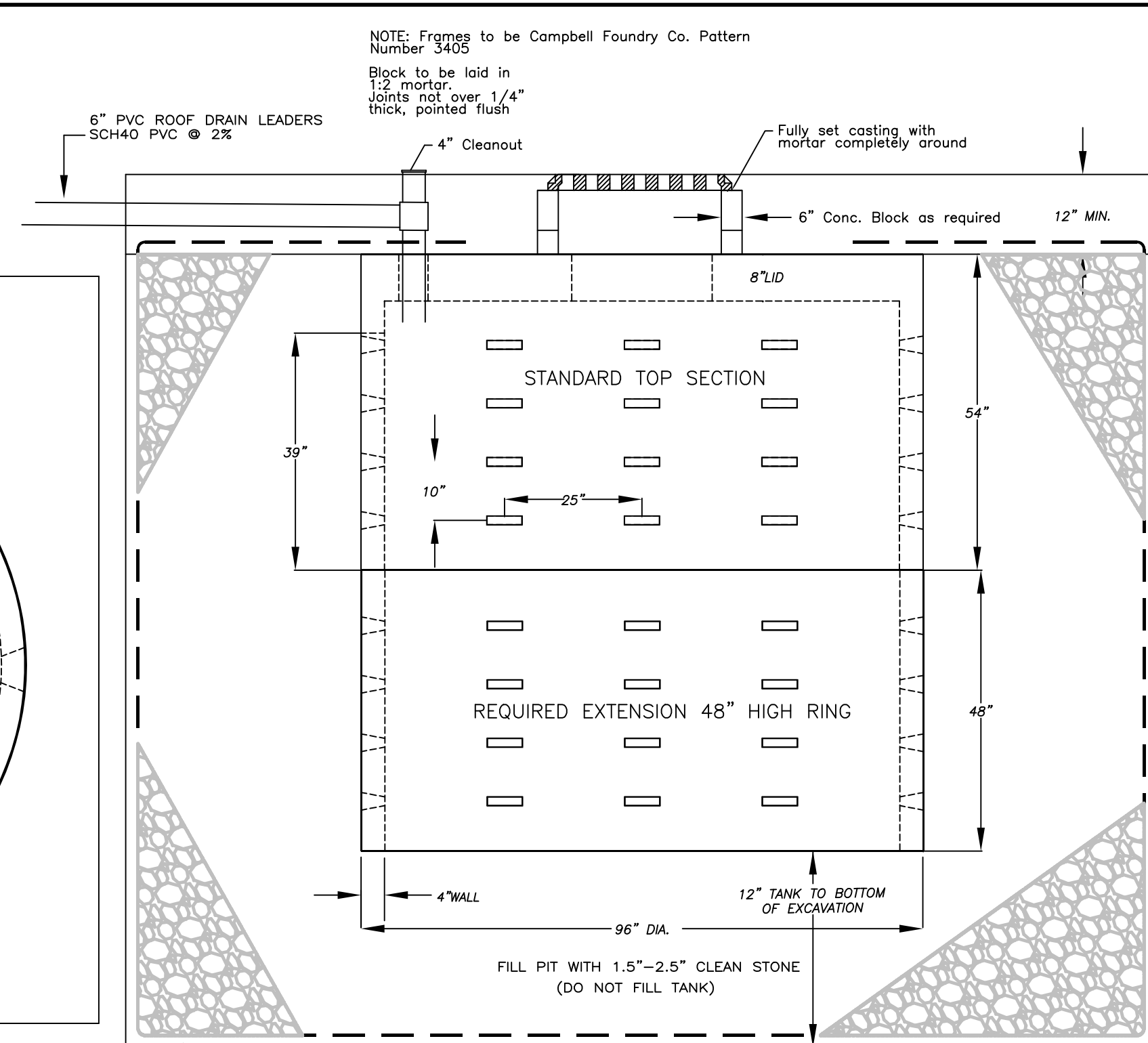
1) ALL JOINTS SHALL BE FORMED USING APPROPRIATE COUPLINGS WITH SOLVENT & GLUE.

2) IF SITE SOIL IS NOT FREE OF ROCKS USE SAND OR STONE SCREENINGS TO BACKFILL



1.	SOIL CONSERVATION DISTRICT SHALL BE NOTIFIED 72 HOURS PRIOR TO START OF CONSTRUCTION.	1.	1 DAY
2.	EXISTING PAVED DRIVE TO SERVE AS TRACKING PAD.	2.	0 DAYS
3.	INSTALL SILT FENCE DIKE ALONG SITE BOUNDARY AS SHOWN ON PLAN.	3.	2 DAYS
4.	REMOVE TREES AND SHRUBS AS SHOWN ON PLAN.	4.	7 DAYS
5.	ALL CONSTRUCTION VEHICLES TO ACCESS YARD VIA EXISTING DRIVE IF SOIL TRACKING OCCURS, STABILIZE AREA IN ACCORD WITH DETAIL.	5.	2 DAYS
6.	REMOVE EXISTING STRUCTURES.	6.	2 WEEKS
7.	CONSTRUCT ADDITION, GARAGE, DRIVE AND PATIOS.	7.	6 MONTHS
8.	FINISH GRADING SITE AND INSTALL SITE LANDSCAPING, ESTABLISH PERMANENT VEGETATIVE COVER. NOTE: REMOVE TOPSOIL EROSION CONTROL MEASURES AND NOTE TRACKING PAD DURING FINAL GRADING OF SITE AND ESTABLISHMENT OF PERMANENT VEGETATIVE COVER.	8.	2 WEEKS
9.	REMOVE SILT FENCE AND HAYBALES AFTER PERMANENT VEGETATIVE COVER IS ESTABLISHED.	9.	2 DAYS

1. 1 DAY
2. 0 DAYS
3. 2 DAYS
4. 7 DAYS
5. 2 DAYS
6. 2 WEEKS
7. 6 MONTHS
8. 2 WEEKS
9. 2 DAYS



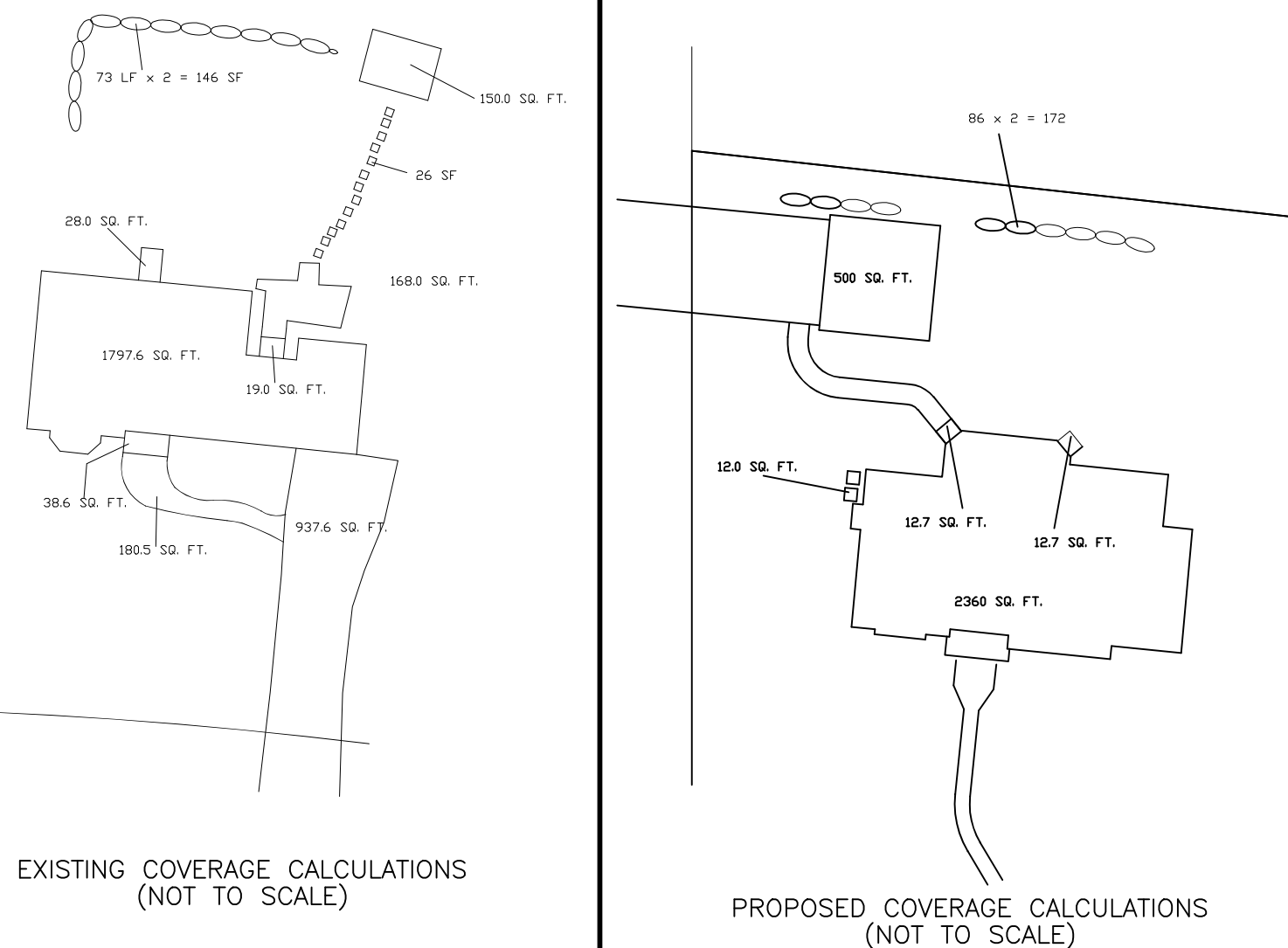
As Manufactured By
MODERN PRECAST PRODUCTS COMPANY


PROVIDE NON-WOVEN TYPE GEOTEXTILE DRAINAGE
SEPARATION FABRIC, AMOCO 3516 OR APPROVED EQUAL
FABRIC SHOULD PROVIDE AS A MINIMUM:

- 1) 60 GAL./MIN./SQ.ST. FLOW RATE
- 2) 65 LBS. PUNCTURE
- 3) 225 LBS. BURST
- 4) 45 LBS. TRAP TEAR

DRYWELL STRUCTURE DETAIL

(OPEN BOTTOM)
NOT TO SCALE





WILLIAM S. SCOTT, P.E.
Professional Engineer,
N.J. License No. GE44863

**ENGINEERING
SURVEYING
PLANNING**

ENSURPLAN INC.

(Certificate of Authorization No. 24G27997700)
P.O. BOX 4304, WARREN, N.J. 07059
172 WASHINGTON VALLEY RD, SUITE 1 WARREN, N.J.
Tel: 732-469-0400
Fax: 732-469-0466

A black and white line drawing of a surveying tripod, showing its three legs and a central mounting point.

SOIL EROSION NOTES & DETAILS
MARICONDA FAMILY
LOT 6 IN BLOCK 12 (ZONE R-3)
SITUATED IN THE
TOWNSHIP OF CHATHAM
MORRIS COUNTY, NJ

SCALE: 1"=20'

ORDER: F-10627

3

DATE: 08-16-2019

FILE: 29494